

Email- minutes 6-13-18

**Downtown Revitalization Committee (DRC) Meeting  
Wednesday, June 13, 2018 @ 7:30pm  
Meeting Room @ Hopedale Housing Authority  
116 Hopedale Street, Hopedale, MA**

**AGENDA**

**A. CALL TO ORDER**

**B. PUBLIC COMMENTS**

**C. APPROVAL OF MINUTES – June 5th**

**D. REPORT OF THE CHAIR**

1. Water Tank Specs
2. WBJ Journal Article

**E. DISCUSSION OF CURRENT URBAN RENEWAL PLAN**

1. Review latest version with Grafton/Upton Railroad President, Michael Milanoski
2. Possible relocation of Hopedale Housing Authority

**F. NEXT MEETING**

1. Next meeting to be determined

**G. ADJOURNMENT**

**Disclaimer**

The Hopedale (DRC) acknowledges that, from time to time, topics may be brought forward at a posted meeting that the Chair did not reasonably anticipate for discussion 48 hours before the meeting. The (DRC) will make every effort to update the meeting agenda posting so as to give the public an understanding of what will be discussed at its meeting. The (DRC) will act in all good faith in compliance with the open meeting law.

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## **Meeting Minutes from 6/13/2018**

Jay M. opened the meeting

### **Public Comments - No**

**Meeting Minutes from 6/5/2018** - Approved by Dave D., Jim A.

### **Report of Chair**

**Water Tank Specs** referencing Pinecrest

Dave G and Jay M. reached out to Tim Watson, Hopedale Water & Sewer for information on the need for a water tower. Information was forwarded to Mike M.

Jay noted after a brief conversation with Tim, there was one time talk of a potential water tower being needed up in Pinecrest, it's not completely out of the question, but highly unlikely because of a booster station there.

Don added a booster station is for fire station but not extra capacity.

Mike C. mentioned he received contrary information from Tim.

Jay suggested it might be a good idea to reach out to Tim again as he can educate us all on the matter.

Dave G. suggested reading the report as there is all kinds of documentation, testing, and history.

Don asked if there is anything in the report referencing anything negative about the hydraulics.

Mike M. noted the fire chief had some comments in the report.

Dave G. acknowledge that referencing comments in August 1991.

Mike M. also noted the report mentioned the talk of an additional road that didn't get built because of ledge.

Dave G. displayed the original blue prints of Pinecrest referencing Barrows Circle with 4 house being the highest point and where the tower was to be located, the pad was poured and is still there. The water tower was planned for volume and pressure approximately 40 ft diameter 80 ft high over 800,000 gallons.

Mike M. noted that the study was done in 1987, it was a used tank 846 gallon to cost \$139,000 to buy, ship, install. It didn't include the foundation, which was already down. In 1991 they moved it up to a 1 million gallon tank costing \$262,000, which would fit on the same pad.

**Continued -**

Urban Renewal Plan uses \$800,000 to \$1million as cost with further analysis needed with the assumption the pad is still there and able to be used. Valves need to be looked at. More analysis needed on volume and pressure.

The Urban Renewal will just carry these budget numbers and until later into the summer, when more details on finance, zoning, engineering analysis will provide a better understanding.

Dave G. noted in April 1988, the developer WGB cancelled all of Barrows Circle because of ledge.

Jim A. asked is this is all necessary right now? Answered with a no by committee, but there is enough information out there that notes that this needs further engineering analysis so we carry it into the budget.

**Next Topic**

**Worcester Business Journal article - Reactions**

Jay noted that he was taken aback when he saw the article featuring Selectman Tom Wesley because the committee was not informed in advance.

Deb M. second that.

Ellen M. provided copies for committee members

Tom W. felt if you don't respond the press will write something any way

Mike C. commented to Tom that he should have at least referred to the chair about what you were going to say, added he was not upset over the article.

Jim A. had a different take on it, thought it was a good thing.

Tom noted that the only thing he didn't like was the mention of eminent domain, which are words the reporter used. Apologized for not consulting with this Board first.

Steve Sette noted that Mr. Arcudi's comments in the article were 10 years old. He (Mr. Arcudi) was never contacted.

**Current Urban Renewal Plan**

Mike M. provided updates to the plan and made some minor recommendations.

Plan now makes up 139 acres and now includes the Town Hall.

139 breaks down to 129 acres of existing parcels, 4.8 acres are the rail lines going through the parcels, 5.2 acres are roadways going into and around the parcel. Rightaways can be rail or roads.

Added about 150 parking spaces along road near recreational fields and restriped the existing parking lot with median, which is about 150 parking spaces

DPW buildings main and salt sheds remain the same size

Road was straightened out taking out a bit of the S curve and took out a house

Spacing on parking spacing within the complex, carports with solar

More parking added into one of the larger buildings and moved closer to the street

Road by cemetery originally came to a dead-end, changed, now extends into Hope Street for better traffic flow

Increased storm water area

End of library additional municipal parking requested by Hope Street but it appears to be private property – needs further review.

Former Draper Complex is about 77 acres of the 129 acres

Town owned land/Government Land is the Housing Authority, Town Hall, DPW, Ball Fields, and the dump is about 34 acres; Railroad is about 18 acres

Taxes \$125,000 dollars for all the parcels not including the government owned properties; Approx. \$64K for Draper \$60K from railroad property

Conservation land, athletic fields for recreational use with track around it  
Do not want to disturb the membrane

Jim A. informed members that there is a town committee looking into this (the recreational fields) and that will be revealing what to do with the fields

Don added that whatever is grass at the fields is owned by town, asphalt is owned by Mr. Shwachman.

Question raised on timing of this recreational field phase.

Mike M. responded referencing significant investment in this. Will not be phase one. They are looking at the magnitude and cost of the project, and for the Urban Renewal Plan they look at sources of revenue and expenses.

Mike M continued updates with the idea of including the Town Hall in the plan:

A study was completed a few years ago to rehab the Town Hall for 8 million with a 25% contingency. Did not become a priority. The old Ricco's property was considered, but that did not work out.

Maintaining a historic building is cost prohibited because of the rules. 14 thousand square feet right now. 8,000 would be enough to satisfy the needs. Could also look including the COA. Could use portion of the 30,000 square ft. of mix-use space proposed in the plan.

Jay asked what to do with the old town hall?

Mike M. suggest that it would become part of the development, maintaining the exterior, and developed as a private space. It's cheaper to rehab as a private space.

Don asked if the Town Hall can be renovated with private funds, and bequeath to the Town?

Mike M. responded that there is a 30B requirement that the unions have tried to step in the way so that could not happen. Since the building is partly private use it may be possible and they will discuss it with town counsel.

Mike M wrapped up the changes. Need to focus on the standard elements Peace to Hope, Fitzgerald Dr. and running the new road out, going around the pond.

Moved on to how the project moves. Demolition of the building, or parts, as necessary, which gain community support and development opportunities for the site. Remediation, demo up front, site assessment, engineering analysis to see what you can save, underground streams. Build out the first investment, connect Hope to Peace, build the road, and put railroad crossing in bringing the community together and starts the project. Then get the retail/housing building, the housing cluster, then it can go in several different directions. Rehab costs of the Draper building would be extensive.

Deb M. asked if everything is contingent upon state funding.

Mike M. responded state, federal, town and private developer. The faster the grant funding for remediation and road infrastructure the faster we can make all other components happen.

Ellen asked if there is a scaled down version of this as noting it is a lot and in the past change has not been welcomed.

Resident asked if the development around the railroad is a 40R.

Mike M. answered specifically no, it could be either way it's up to the Town to do it that way. Most units will be 2 bedrooms or less.

Mike M. its a Town Meeting your there for Town meeting business. There's nothing on the agenda about this, so no questions should be taken, just give an update a snapshot.

Dave G. asked Mike M. about the vote on the zoning overlay, late August early September?

Mike M. answered probably Sept.

Dave G. responded, so it's not too early to start thinking about a formal public meeting.

Mike M. answered no, because you're going to have to go through Planning Board and they are going to set up their own public hearing before Town Meeting probably in August. People talk in phases. There is a Development Phase and the Permitting and Entitlement Phases. Permitting and Entitlement first components Urban Renewal Plan and Environmental Notification to the state. That takes its 60 plus days, then the action of taking all the Draper property putting under one control which is the second action, then the third re-zoning which is going to need the big promotion.

Jay asked if there were any other questions or concerns.

None raised.

Mike M. This is another revision dated June 13th, Committee voted on the last one, suggested Committee vote on this official final, final.

Jay ask can I get a motion to vote. Mike C, Don second, all in favor.

Mike M. noted that he received a couple of comments about the plan regarding acres, number of housing units, BOS and Housing, and performance standards, which have been updated.

Jim A. brought up impact to the schools and the numbers used 10 years ago. Seems that numbers of 10 years ago are in the ballpark.

Mike M. phasing can look at the numbers refreshing from 10 years and giving potential impact year from year. Also added that you can build in tax projections so the schools are not impacted.

Jay said Housing must now approve the latest plan - 9:30 June 17th.

Next steps we are working on revising the funding plan, taking it to Housing, reach out Planning Board for vote, submit a copy to the State Historic Preservation Officer; tentatively June 28th for the public hearing, then selectman would be able to vote to submit to the state Department of Housing and Community Development. Need to submit environmental statement to the state by the following Monday, July 2nd., then MEPA comments for July 31st, then by August 10th state releases its MEPA comments, then the

Resident added if it is a 40R, we really wouldn't have a lot to say about it because it allows developers to skirt some of the zoning.

Mike M. responded that he believes you are thinking a 40B. What needs to be done is a zoning overlay over the site, past by the town, to protect the project.

Don stated said he doesn't see taking a piece of this project and doing it. You really need the whole thing. You need the financing, the roads, remediation, all done at one.

Mike added that if you look at all the studies that have been done they all show it can not be done piece mail because it just doesn't work. The economic base you need is about 565 housing units. Later note it is a 20 year absorption.

Ellen asked if you do demo in phases.

Mike M. and committee members responded that once you make a decision on the demo, you try to get it all done.

Some committee members commented that they know friends and residents would like to see something done.

Carole Mullen from COA commented that you really need to know the pulse of the community and feels that it is good to get the word out, educating them about the project.

Mike M. noted that the proposal is based on the 2007 report. The only change is the railroad is operational. You still need to have the pulse of the community.

Mike M went over the phases of the plan: entitlement permitting phase, state approval of URP, Town can do site assembly then it's under single control, full financial analysis, district approval of financing, zoning overlay would have performance standards, and then need a 2/3rd vote from the town.

Mike added that the Town already voted in December 2017 to authorize the Housing Auth., BOS, and Town Administrator to create the urban plan area. Planning Board has to confirm the plan is consistent with the town's comprehensive plan, then the BOS take final vote that this is the plan we want, then to the state permitting, two months later then we get the sign-off from the state, then we have a real concept then into more detailed analysis and goes back to the Town and we will have better phasing plan. This is just the initial stage this is a 20 year build out

Don asked Steve S. what will be presented at town meeting about the plan.

Steve S. just that plan has been approved to go to Housing and Planning. No maps. Just an opportunity to get the seed out there.

DHCD can approve the plan. Then we go through the process of acquiring the property end of August - these are optimistic. Going to Planning for vote, then special town meeting to deal with zoning, district improvement financing and authoring BOS to move DPW, Town Hall, and some of Parkland. Then from there remediation and demo.

Deb asked house does the current owner put the break on everything.

Mike M. said there is really little options except maybe for a process error or not in the public good.

Jay next meeting June 25th. 7:30.

Jay motion to adjourn Mike C. , Ellen second.